



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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NOTICE OF MEETING

STATE PUBLIC WORKS BOARD

**Monday, August 17, 2015, at 11:00 a.m. in Room 113,
State Capitol, Sacramento, California**

AGENDA

- I.** Roll Call
- II.** Approval of minutes from the July 13, 2015 meeting
- III.** Consent Items Page 2
- IV.** Action Item Page 38
- V.** Closed Session Page 57
- VI.** Reportables Page 57

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW INYO COUNTY COURTHOUSE (JOSEPH SITE)
INYO COUNTY

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapters 21 and 29, Statutes 2012, Item 0250-301-3138(2), as reappropriated
by the Budget Act of 2015*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Inyo County Courthouse (Joseph Site)
Inyo County

Action Requested

If approved, the requested action would authorize site selection for this project.

Scope Description

This project is within scope. The project provides for the site acquisition of land for the construction of a new courthouse consisting of one courtroom and one hearing room, with secure parking for judicial officers and staff including surface parking in the City of Bishop, Inyo County. The site under consideration for site selection is located in the City of Bishop (Joseph Site) and is comprised of approximately 5.47 acres of unimproved land. The property owner is agreeable to selling a one-acre portion of this parcel to the state for the development of a future courthouse with associated parking.

The Board approved site selection for two other sites (MacIver, City of Bishop) for the new courthouse at the November 8, 2013 meeting. Both sites were pursued but experienced difficulties in acquiring. The MacIver site offer was withdrawn by the seller, and the City of Bishop site is experiencing significant barriers that would delay project timelines by up to two years. A new site option (Joseph Site) has been identified that is privately owned and has a seller who is motivated to complete a timely transaction.

Funding and Cost Verification

This project is within cost. A total of \$1,449,000 has been appropriated for this acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

\$24,204,000	total authorized project cost
\$24,204,000	total estimated project cost
\$ 753,000	project costs previously allocated: acquisition
\$23,451,000	project costs to be allocated: \$696,000 acquisition, \$1,234,000 preliminary plans, \$1,636,000 working drawings, and \$19,885,000 construction (\$17,080,000 contract, \$873,000 contingency, \$480,000 A&E, and \$1,452,000 other project costs)

CEQA

The Judicial Council (JC) will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

Close of escrow September 2016

Condition of Property

The Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site visit to the subject property on June, 25, 2015. The site is approximately 5.47 acres and is bounded by Wye Road and U.S. highway 6, in the City of Bishop. The property has street accessibility and the necessary utilities infrastructure for the proposed Courthouse facility. The subject property is flat and there are no improvements. Adjacent to the property to the north is a Ford dealership, west is open space presently used for crop production, east and south are existing light industrial businesses. Also adjacent to the subject property, is an electric utility pole line located along the westerly boundary of U.S. Highway 6.

A Phase 1 Environmental Site Assessment (ESA) was completed on March 5, 2015. In the report, several adjoining and nearby properties were identified as Underground Storage Tank (UST) release sites with impacted soil and groundwater. Because the Phase I identified nearby sites with open UST cases and noted impacts on shallow groundwater in the region, the JC will do a follow-up Phase II investigation to obtain further information in order to determine whether or not these Recognized Environmental Conditions are an issue. DGS did not observe any additional environmental concerns.

Other:

- The proposed site meets the size, location, and compatibility requirements of the JC.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code section 65041.
- The acquisition price shall not exceed the estimated fair market value of the Property as determined by a DGS approved appraisal.
- There are no historic issues, relocation assistance or implied dedication associated with this project.
- The JC is not aware of any pending lawsuits on the Property.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—2

**CALIFORNIA HIGHWAY PATROL (2720)
CRESCENT CITY REPLACEMENT FACILITY
DEL NORTE COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 2720-301-0044(2)
Chapters 10 and 11, Statutes of 2015, Item 2720-301-0044(2)*

Approve performance criteria

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

California Highway Patrol
Crescent City Replacement Facility
Del Norte County

Action requested

If approved, the requested action would approve performance criteria.

Scope Description

This project is within scope. This project will design and construct a 23,219 net square feet single story main building built to Essential Services Standards with attached auto service bays on a recently acquired 3.99 acre parcel. The project includes public parking for the main building and secured covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island canopy, emergency generator, communications tower, landscaping and utilities.

Funding and Cost Verification

This project is within cost. The Budget Acts of 2014 and 2015 provide \$23,674,000 for this project.

\$23,674,000	total authorized project costs
\$23,608,000	total estimated project costs
\$ 2,369,000	project costs previously allocated: \$1,071,000 for acquisition and \$1,298,000 performance criteria.
\$21,239,000	project costs to be allocated: design/build(\$16,713,000 design/build contract, \$501,000 contingency, \$1,613,000, architecture and engineering, \$2,271,000 other project costs, and agency retained \$141,000)

CEQA

A Final Initial Study/Mitigated Negative Declaration is expected to be filed with the State Clearinghouse by October 2015, prior to award of the design-build contract.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on July 30, 2015, and no items were identified that would adversely affect the beneficial use and quiet enjoyment of the project.

Project Schedule

Approve performance criteria	August 2015
Award design-build contract	March 2016
Complete construction	June 2018

Staff Recommendation: Approve performance criteria.

CONSENT ITEMS

CONSENT ITEM—3

**CALIFORNIA HIGHWAY PATROL (2720)
SAN DIEGO REPLACEMENT FACILITY
SAN DIEGO COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 2720-301-0044(4)
Chapters 10 and 11, Statutes of 2015, Item 2720-301-0044(4)*

Approve performance criteria

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

California Highway Patrol
San Diego Replacement Facility
San Diego County

Action requested

If approved the action requested would approve performance criteria.

Scope Description

This project is within scope. This project will design and construct a 45,888 net square feet single story main building built to Essential Services Standards and with attached auto service bays on a recently acquired 5.9 acre parcel. The project includes public parking for the main building and secured covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island canopy, emergency generator, communications tower, landscaping and utilities.

Funding and Cost Verification

This project is within cost. The Budget Acts of 2014 and 2015 provide \$44,955,000 for this project. An earlier augmentation, Executive Order C 14/15-15, provided \$819,000 additional funds for site acquisition.

\$45,774,000	total authorized project costs
\$45,774,000	total estimated project costs
\$12,919,000	project costs previously allocated: \$11,231,000 acquisition and \$1,688,000 performance criteria.
\$32,764,000	project costs to be allocated: design/build(\$26,219,000 design/build contract, \$784,000 contingency, \$1,982,000, architecture and engineering \$3,279,000 other project costs, and \$500,000 agency retained).

CEQA

A Final Initial Study/Mitigated Negative Declaration is expected to be filed with the State Clearinghouse by October 2015, prior to award of the design-build contract.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on July 30, 2015, and no items were identified that would adversely affect the beneficial use and quiet enjoyment of the project.

Project Schedule

Approve performance criteria	August 2015
Award design-build contract	April 2016
Complete construction	October 2018

Staff Recommendation: Approve performance criteria.

CONSENT ITEMS

CONSENT ITEM—4

**FORESTRY AND FIRE PROTECTION (3540)
PINE MOUNTAIN FIRE STATION – RELOCATE FACILITY
TULARE COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 3540-301-0001 (3), as reappropriated by the Budget Act of 2010
Chapter 712, Statutes of 2010, Item 3540-301-0660 (3), as reappropriated by the Budget Act of 2012
Chapter 25, Statutes of 2014, Item 3540-301-0660 (15)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Forestry and Fire Protection
Pine Mountain Fire Station – Relocate Facility
Tulare County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project includes construction of a prototypical single-building, 1-Engine fire station (6,061 sf), a generator/pump/storage building with generator (648 sf), and a water treatment building (175 sf) on state-owned property acquired in 2010. Site improvements include a 1,000 gallon fuel vault, a water storage and distribution system, a septic tank and leach field, hose wash rack, all necessary utilities and site work, fencing, lighting, landscaping/irrigation, storm drainage, and all other necessary appurtenances.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 3540-301-0001(3) provides \$393,000 for acquisition. Chapter 712, Statutes of 2010, Item 3540-301-0660(3) provides \$9,270,000 for preliminary plans, working drawings and construction of this project. Chapter 25, Statutes of 2014, Item 3540-301-0660(15) provides an additional \$582,000 for construction.

\$10,969,000	total authorized project costs
\$ 6,544,000	total estimated project costs
\$ 975,000	project costs previously allocated: \$393,000 acquisition and \$582,000 preliminary plans
\$ 5,569,000	project costs to be allocated: \$724,000 working drawings and \$4,853,000 construction (\$3,849,000 contracts, \$192,000 contingency, \$507,000 A&E, and \$305,000 other project costs)
\$ 4,425,000	estimated project savings: construction

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 15, 2015, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on June 15, 2015. The letter identifies that the project site is within a Land Conservation Agreement (Williamson Act) with Tulare County, creating an agricultural preserve. Staff and counsel to the Board have reviewed the Summary of Conditions Letter, the subject Williamson Act agreement, and the associated compatible uses within the agreement and determined this project and its use as a fire station is permissible under this agreement as a compatible use. However, this use restriction still creates an unnecessary cloud on title and should be cleared. Actions are underway to clear this restriction from title. No other issues that would adversely affect the beneficial use and quiet enjoyment of the property were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	August 2016
Start construction	February 2017
Complete construction	April 2018

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF PARKS AND RECREATION (3790)

ONYX RANCH – KELSO PARCELS

KERN COUNTY

DPR Parcel Number 010753, DGS Parcel Number 10850

Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263 (7), as reappropriated by the Budget Act of 2013

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Parks and Recreation
Onyx Ranch – Kelso Parcels
Kern County

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with the Off-Highway Vehicle Trust Fund, made up of monies from motor vehicle fuel taxes, Off Highway Vehicle (OHV) registration fees and other sources. This request will authorize the site selection of three parcels comprising approximately 1,273 acres of land under a single ownership (Property). The individual parcels range in size from approximately 120 to 640 acres and constitute an addition to the 25,316 acres previously purchased by the Department of Parks and Recreation (Parks) in December 2014.

Funding and Cost Verification

This project is within cost. A total of \$32 million has been appropriated for opportunity OHV land acquisitions in Southern California. The Property can be acquired with the remaining funds in accordance with legislative intent.

CEQA

An environmental impact report (EIR) was prepared for the original Eastern Kern County Acquisition identified as Onyx Ranch. The current acquisition is considered the second and final acquisition to the first acquisition that was in December of 2014. The EIR approved in the first acquisition includes the three parcels currently being considered for acquisition. The history of the CEQA process up to this point began with the Draft EIR being circulated through the State Clearinghouse on February 15, 2013, with the review period ending on April 1, 2013. During that period 31 comment letters were received in addition to three oral comments during a public hearing held in Tehachapi, California on March 16, 2013. None of the comments resulted in substantive changes to the EIR. Several comment letters from OHV groups and conservation groups indicated support for the entire acquisition as defined in the EIR. The Final EIR/Notice of Determination was filed with the State Clearinghouse on October 4, 2013 and the 30-day comment period expired on November 3, 2013. The EIR does identify a significant unavoidable impact on the California desert tortoise, a Federally-listed endangered species. The CEQA findings include a statement of overriding considerations relative to the impact on the desert tortoise.

Project Schedule

Close of escrow	December 2015
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Condition of Property Statement

On May 14, 2013, staff from the Environmental Services Section of the Department of General Services (DGS) visited the Property. The assemblage of parcels is irregular in shape, spanning about 21 miles from east to west, and about 11 miles from north to south. It is bounded by State Highway 14 and Red Rock Canyon State Park to the east, and Sequoia National Forest and the Piute Mountains to the west. The location is also primarily in the area bounded by Dove Spring Canyon in the north and Jawbone Canyon in the south. The Property is predominantly undeveloped land; however, improvements on the site include two Los Angeles Aqueduct pipelines, overhead electrical transmission lines, abandoned mine prospects, paved and unimproved roads, and livestock grazing/ranching land. Future phases may include three additional areas: parcels immediately contiguous to the Property in Kelso Valley and "outlier" parcels, in the Landers Meadow area northwest of the majority of the Property and in the Caliente Creek area to the southwest.

The Property is situated near the southwest terminus of the Sierra Nevada mountain range and it consists of moderate to high-relief, mountain and canyon topography. The Property has three distinct subareas of topographic and vegetative features, described here as Eastern, Central, and Western.

- The Eastern area topography is generally flat-bottomed with tributary drainages and canyons. In general, this portion of the site is characterized by relatively low-relief uplands sloping to the east, steep-sided drainages intersecting major canyons, and moderately to steeply sloping ridge lines. Vegetation is minimal; the dominant groundcover includes desert sage brush.
- The Central area is bounded by two linear ridgelines that include steep-sided tributary drainages. The dominate vegetation includes varied species of “Joshua” trees.
- The Western area topography is moderately sloping hillside, meadow like, in Kelso Valley, to mountainous steeply sloping drainages on the east side of Piute Mountains. Spring fed grassland is the dominate groundcover in Kelso Valley while pine trees cover the mountainous areas.

The Property’s soil is alluvium derived from weathered granite. A number of named and unnamed springs are present throughout the site. Abandoned prospects pits are present on parcels in the Dove Springs area. Some pits were backfilled, and all pits were secured by barbed wire fencing. The extent of these features was limited to small waste rock piles and their locations were generally very remote. The eastern portion of the site is used by off-road vehicle riders on Bureau of Land Management (BLM) designated routes extending from the Jawbone Canyon Open Area in the south to the Dove Springs Open Area in the north. The parcels in the central and western area appear to be used for livestock grazing. A water tank with a livestock trough was observed on one of the parcels. In overview, the site appeared very clean, with no presence of illegal dumping and no features of processing facilities that would suggest the presence of hazardous substances.

On July 2, 2015, Parks OHV staff verified that there have been no changes in the operation or environment of the Property since DGS staff visited the site in May of 2013.

Phase I Environmental Site Assessment (ESA)

Geocon Consultants completed a Phase I ESA in November 2011 and Kennedy/Jenks Consultants completed a Phase I ESA in September 2008 for the Property in accordance with the American Society of Testing and Materials. The Phase I ESAs reported no onsite or offsite Recognized Environmental Conditions (RECs) for the Property and that no further investigations were required. It should be noted that in the Geocon Phase I ESA, they reported observations from outside the site parcel boundaries that did not indicate hazardous substances present at this location, although Geocon could not rule out its presence without further observations. On April 27, 2015, Geocon conducted a site visit of the Property to confirm that conditions had not changed since the first report facilitating the first acquisition at Onyx Ranch. On May 11, 2015, they completed an update to the original report that was delivered to the state. The updated report concludes that the subject parcels are in an acceptable condition with no known RECs. However, De minimis environmental conditions (not considered RECs) were identified at the ranch headquarters on one of the parcels including debris in several onsite structures (wooden barn, single-axle trailer, residence, and wooden shed) and small chemical and fuel containers located within or adjacent to the structures. Geocon Consultants recommends that these materials be removed and properly disposed of prior to any future site development or demolition of the site structures. They also concluded that asbestos building materials and lead-containing paint could be present on and around the site structures and recommend that if renovation or demolition of the site buildings is planned, a survey should be performed to determine if specialized handling, abatement and disposal of these materials may be necessary. Remediation, if any, will be performed by Seller prior to acquisition.

Other:

- The three subject parcels are contiguous to the Onyx Ranch property acquired by Parks in December 2014. A portion of the Onyx Ranch property that was previously acquired is also contiguous to Federal BLM property. Parks and BLM will be cooperatively managing the two ownerships as one park in a manner similar to the Parks/BLM management agreement at Ocotillo Wells State Vehicular Recreation Area. The BLM property includes existing infrastructure in support of recreational use by the public, including a visitor center, bathrooms, and unimproved campgrounds, off-road vehicle routes.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Section 65041 et. seq. of the Government Code. State ownership of the Property will allow Parks to provide recreational public use of existing trails and areas, while helping to protect and preserve wildlife habitats and unique natural resources. No development is currently planned for the Property.
- The Seller (Licensor) has a License Agreement with Hafenfeld Ranch LLC, (Licensee) to graze cattle on the Property that will expire on December 31, 2016. The License Agreement also includes grazing rights to the Licensee on land that the Licensor leases from the City of Vernon and on adjacent BLM property. The License Agreement is subject to a Grazing Permit with BLM known as the Rudwick Common Grazing Allotment with annual rent of One Dollar (\$1.00). Grazing is beneficial for suppression of fire danger from grass accumulation, and Parks may enter into new leases for cattle grazing when the current License expires. Areas of potential conflict between OHV activity and cattle grazing will be fenced off.
- The Phase I ESA makes reference to a ranch headquarters located in one of the subject parcels. The ranch house does not serve as a permanent residence but does support the operation of the grazing lease on a seasonal basis. In July 2015, Parks conducted an historical evaluation of the Kelso Ranch Buildings. The results of the evaluation indicate the ranch buildings are historically significant for their 50 – 95 year association with traditional ranching practices in Eastern Kern County. If the subject parcels are acquired, the ranch buildings would be preserved and potentially integrated into an interpretive program regarding historic regional cattle grazing. The ranch buildings would continue to be utilized on a seasonal basis by the cattle grazing operation Licensee until the expiration of the current License Agreement. The ranch buildings would also be utilized by Parks staff to support OHV operations. A future grazing lease agreement is currently being developed between Parks and Licensee. Preservation, care and upkeep of the ranch buildings would be an element of the lease agreement (or subsequent amendment), with costs being shared by the Licensee and Parks. Should a new License Agreement not commence after December 31, 2016, Parks has the resources necessary to preserve and maintain the historical ranch buildings using its existing operations budget without additional help from the Licensee.
- The Property is encumbered with blanket easements pursuant to an Access Easement and License Agreement (Agreement) in favor of the City of Vernon (City) for access and placement of utilities to support Wind Generation operations located in the area. The Agreement requires that the City shall have no right to use the access easements until the Seller and the City have determined, identified and agreed to specific locations for the easements. Parks will be a successor in interest to the Easement and License Agreement and will have the authority to approve the location of any future easements on the Property. The easements will have little to no effect on the anticipated use of the Property.
- The purchase price shall not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication or relocation assistance impacting the subject Property.

- Parks is not aware of any pending lawsuits on the property.
- Funding for the management of the Onyx Ranch OHV area is provided by the OHV Trust Fund, beginning with a budget appropriation in the 2014-15 Budget Act and continuing in the 2015-16 Budget. The management of these three parcels would not require any additional resources beyond what has already been provided to Parks.

Staff Recommendation: Authorize site selection

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIPATRIA STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
IMPERIAL COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider:

- a) approving preliminary plans
 - b) approving the use of Inmate/Ward Labor
 - c) recognizing revised project costs
 - d) approving an augmentation \$653,623
- (0.22 percent of appropriation)
(4.84 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Calipatria State Prison
Health Care Facility Improvement Project
Imperial County

Action Requested

If approved, the requested action would recognize revised project costs and approve preliminary plans, the use of Inmate/Ward Labor, and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at Calipatria State Prison (CAL) will support CAL's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CAL is to remedy deficiencies in primary care, specialty care, laboratory, health care administration, and Administrative Segregation Unit (ASU) clinic.

CAL is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; renovations to the central health services building; and health care administration renovation. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation will provide specialty clinical services and consultation, and emergency treatment consistent with a delivery of a Basic level of care. The health care administration renovation will provide offices for health care administration staff displaced from the central health services building to accommodate more clinical space.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action allocation \$18,360,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB900) of the Governmental Code, to complete design and construction of this project. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction projects in the Health Care Facility Improvement Program at state prison facilities. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$19,497,000, which is an increase of \$1,137,000. This increase is primarily due to additional work required to comply with code requirements.

\$18,360,000 total authorized project costs

\$19,497,000 total estimated costs

\$18,360,000 project costs previously allocated: \$1,191,000 preliminary plans, \$1,147,000 working drawings, and \$16,022,000 construction (\$10,609,000 contract, \$637,000 contingency, \$934,000 A&E, \$1,167,000 other project costs, and \$2,675,000 agency retained items)

\$ 1,137,000 project cost increase: decrease of \$182,000 preliminary plans and \$115,000 working drawings, and an increase of \$1,434,000 construction (\$748,000 contract, \$45,000 contingency, \$234,000 A&E, \$249,000 other project costs, and \$158,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 2015, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	June 2016
Start construction	June 2016
Complete construction	December 2017

Staff Recommendation: **Recognize revised project costs and approve preliminary plans, the use of Inmate/Ward Labor, and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTINELA STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
IMPERIAL COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor
- c) an augmentation

\$885,000
(0.30 percent of appropriation)
(4.84 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Centinela State Prison
Health Care Facility Improvement Project
Imperial County

Action Requested

If approved, the requested action would approve preliminary plans, use of Inmate/Ward Labor, and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at Centinela State Prison (CEN) will support CEN's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CEN is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, health care administration, and Administrative Segregation Unit (ASU) clinic.

CEN is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to the primary care clinics at Facilities A, B, C, and D; a new ASU primary care clinic; and renovations to the central health services building. The new primary care clinic renovation and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation will provide specialty clinical services and consultation, and emergency treatment consistent with a Basic level of care.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action allocating \$18,051,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) of the Government Code, to complete design and construction of this project. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction projects in the Health Care Facility Improvement Program at state prison facilities. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$18,936,000, which is an increase of \$885,000. This increase is primarily due to additional work required to comply with code requirements. CDCR is requesting an augmentation in the amount of \$885,000 to cover this cost increase.

\$18,051,000 total authorized project costs

\$18,936,000 total estimated costs

\$18,051,000 project costs previously allocated: \$1,142,000 preliminary plans, \$1,141,000 working drawings, and \$15,768,000 construction (\$10,553,000 contract, \$633,000 contingency, \$929,000 A&E, \$1,203,000 other project costs, and \$2,450,000 agency retained items)

\$ 885,000 requested augmentation: a decrease of \$194,000 preliminary plans and \$93,000 working drawings, and an increase of \$1,172,000 construction (\$493,000 contract, \$30,000 contingency, \$233,000 A&E Costs, \$259,000 other project costs, and \$157,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 08, 2015, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	June 2016
Start construction	June 2016
Complete construction	December 2017

Staff Recommendation: **Approve preliminary plans, use of Inmate/Ward Labor and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CHUCKAWALLA VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
RIVERSIDE COUNTY

Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor
- c) an augmentation

\$1,389,000

(0.46 percent of appropriation)

(4.84 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Chuckawalla Valley State Prison
Health Care Facility Improvement Project
Riverside County

Action Requested

If approved, the requested action would approve preliminary plans, the use of Inmate/Ward Labor and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at Chuckawalla Valley State Prison (CVSP) will support CVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CVSP is to remedy deficiencies in primary care, specialty care, laboratory, pharmacy, and health care administration.

CVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to primary care clinics at Facilities A, B, C, and D; renovations to the central health services building; and a new health care administration building. The primary care clinic renovations and additions at Facilities A, B, C, and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation is to provide an additional specialty exam room, clinical support space, optical services, a mental health assessment room, and an expanded triage and treatment area. The new health care administration building will provide offices for health care administration staff that have been displaced by clinical activities at CVSP.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for a portion of this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action to allocate \$17,817,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) of the Government Code, to complete design and construction of this project. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction projects in the Health Care Facility Improvement Program at state prison facilities. A revised estimate was prepared in association with the completion of preliminary plans. Based on the new estimate, the current total estimated project cost is \$19,206,000, which is an increase of \$1,389,000. This increase is primarily due to additional work required to comply with code requirements. CDCR is requesting an augmentation in the amount of \$1,389,000 to cover this cost increase.

\$17,817,000 total authorized project costs

\$19,206,000 total estimated project costs

\$17,817,000 project costs previously allocated: \$1,133,000 preliminary plans, \$1,087,000 working drawings, and \$15,597,000 construction (\$9,988,000 contract, \$599,000 contingency, \$979,000 A&E, \$1,215,000 other project costs, and \$2,816,000 agency retained items)

\$ 1,389,000 requested augmentation: a decrease of \$102,000 preliminary plans and \$120,000 working drawings, and an increase of \$1,611,000 construction (\$1,064,000 contract, \$64,000 contingency, \$175,000 A&E Costs, \$190,000 other project costs, and \$118,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 08, 2015, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	June 2016
Start construction	June 2016
Complete construction	December 2017

Staff Recommendation: **Approve preliminary plans, the use of Inmate/Ward Labor and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
IRONWOOD STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
RIVERSIDE COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor
- c) an augmentation

\$762,000
(0.25 percent of appropriation)
(4.84 percent of cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Ironwood State Prison
Health Care Facility Improvement Project
Riverside County

Action Requested

If approved, the requested action would approve preliminary plans, the use of Inmate/Ward Labor and an augmentation.

Scope Description

This project is within scope. The Health Care Facility Improvement Project at Ironwood State Prison (ISP) will support ISP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at ISP is to remedy deficiencies in primary care, specialty care, laboratory, and pharmacy.

The ISP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to the primary care clinics at Facilities A, B, C, and D, and renovations to the central health services building. The primary care clinic renovations and additions will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation is to provide additional shared specialty exam room, clinical support space, a relocated physical therapy room, optical services, a mental health assessment room, and an expanded treatment and triage area.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action allocating \$14,377,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) of the Government Code, to complete design and construction of the project. Section 7050(a)(5) of the Penal Code further provides the appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. A revised project estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$15,139,000, which is an increase of \$762,000. This increase is primarily due to additional work required to comply with code requirements. CDCR is requesting an augmentation in the amount of \$762,000 to cover this cost increase.

\$14,377,000 total authorized project costs

\$15,139,000 total estimated project costs

\$14,377,000 project costs previously allocated: \$907,000 preliminary plans, \$871,000 working drawings, and \$12,599,000 construction (\$7,985,000 contract, \$479,000 contingency, \$783,000 A&E, \$971,000 other project costs, and \$2,381,000 agency retained items)

\$ 762,000 requested augmentation: a decrease of \$110,000 preliminary plans and \$96,000 working drawings, and an increase of \$968,000 construction (\$367,000 contract, and \$22,000 contingency, \$207,000 A&E, \$215,000 other project costs, and \$157,000 agency retained items)

CEQA

A notice of Exemption was filed with the State Clearinghouse on May 8, 2015 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	June 2016
Start construction	June 2016
Complete construction	December 2017

Staff Recommendation: **Approve preliminary plans, the use of Inmate/Ward Labor, and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
PELICAN BAY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
DEL NORTE COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor
- c) an augmentation

\$1,679,000

(0.56 percent of appropriation)

(4.84 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
Pelican Bay State Prison
Health Care Facility Improvement Project
Del Norte County

Action Requested

If approved, the requested action would approve preliminary plans, use of Inmate/Ward Labor, and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at Pelican Bay State Prison (PBSP) will support PBSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at PBSP is to remedy deficiencies in primary care and laboratory.

PBSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialty medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to the primary care clinics at Facilities A and B; and renovations to the primary care clinics at Facilities C and D. The primary care clinic renovations and additions at Facilities A and B will provide primary health care treatment and consultation consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The primary care clinic renovations at Facilities C and D will provide primary care treatment and consultation consistent with the delivery of a Basic level of care for the inmate-patients housed in the Security Housing Unit.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for this project. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action allocating \$18,051,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) of the Government Code, to complete design and construction of the project. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. A revised project estimate was prepared in association with the completion of preliminary plans. Based on the new estimate, the current total estimated project cost is \$8,268,000, which is an increase of \$1,679,000. This increase is primarily due to additional work required to comply with code requirements. CDCR is requesting an augmentation in the amount of \$1,679,000 to cover this cost increase.

\$ 6,589,000 total authorized project costs

\$ 8,268,000 total estimated project costs

\$ 6,589,000 project costs to be allocated: \$397,000 preliminary plans, \$385,000 working drawings, and \$5,807,000 construction (\$3,499,000 contract, \$210,000 contingency, \$378,000 A&E, \$455,000 other project costs, and \$1,265,000 agency retained items)

\$ 1,679,000 requested augmentation: decrease of \$18,000 preliminary plans, and an increase of \$117,000 working drawings and \$1,580,000 construction (\$1,028,000 contract, \$62,000 contingency, \$172,000 A&E, \$186,000 other project costs, and \$132,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 2015, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	May 2016
Start construction	May 2016
Complete construction	November 2017

Staff Recommendation: **Approve preliminary plans, use of Inmate/Ward Labor and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIPATRIA STATE PRISON
POTABLE WATER STORAGE TANKS
IMPERIAL COUNTY

Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code

Consider approving:

- a) preliminary plans
- b) an augmentation

\$1,878,000

(0.63 percent of appropriation)

(4.84 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Department of Corrections and Rehabilitation
Calipatria State Prison
Potable Water Storage Tanks
Imperial County

Action Requested

If approved, the requested action would approve preliminary plans and an augmentation.

Scope Description

This project is within scope. This project will design and construct one new approximately 1.25 million gallon potable water storage tank at Calipatria State Prison (CAL), as well as repair and upgrade the existing 2 million gallon potable water storage tank. CAL's existing 2 million gallon tank has become corroded internally which poses a potential health risk to staff and inmates, as has been determined by the California Department of Public Health. The construction of one new potable water storage tank will provide the necessary daily operations and fire suppression water supply as required by the California Fire Code and allow for the existing tank to be taken out of service for repair. In order to maintain constant adequate water flow to the institution, the tank will be designed with the necessary piping and plumbing to allow isolated operation of either tank during the maintenance and repair of the other.

Funding and Project Cost Verification

This Project is not within cost. On July 18, 2014, the State Public Works Board took an action allocating \$5,303,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900 General Fund) of the Government Code, to complete design and construction of this project. A project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$7,181,000, which is an increase of \$1,878,000. CDCR is requesting an augmentation in the amount of \$1,878,000 to cover this cost increase.

\$ 5,303,000	total authorized project costs
\$ 7,181,000	total estimated project costs
\$ 5,303,000	project costs previously allocated: \$477,000 preliminary plans, \$436,000 working drawings, and \$4,390,000 construction (\$3,073,000 contract, \$184,000 contingency, \$434,000 A&E, \$595,000 other project costs, and \$104,000 agency retained items)
\$ 1,878,000	requested augmentation: a decrease of \$80,000 preliminary plans and an increase of \$1,958,000 construction (\$1,675,000 contract, \$101,000 contingency, \$62,000 A&E, \$72,000 other project costs, and \$48,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 24, 2014, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 16, 2015, and no issues were identified that would adversely affect the beneficial use and quiet enjoyment of the project.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	May 2016
Start construction	August 2016
Complete construction	December 2017

Staff Recommendation: Approve preliminary plans and an augmentation.

CONSENT ITEMS

CONSENT ITEM—12

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
LOS ANGELES COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

Department of Corrections and Rehabilitation
Jail Project
Los Angeles County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct two new buildings, and expand and renovate the existing county jail located in the city of Lancaster on county-owned land. The renovations and expansion will provide a new medical clinic, and housing, program, support, and administrative space. The two new buildings will provide transitional housing space.

Renovations will include custody control, visitation, laundry, warehouse, and kitchen/dining space, as well as seismic and utility upgrades. Approximately 20 of the existing dormitory-style barracks will be renovated and expanded to provide additional day-room space. Additionally, approximately four existing modular units will be relocated within the project site. This project will provide approximately 724 additional medium-security beds to the existing 880 beds.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems, and all other necessary appurtenances.

Funding and Project Cost Verification

Section 15820.913 of the Government Code (AB 900, Phase 2) appropriates \$870,074,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered by the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$100,000,000 from this appropriation to Los Angeles County for this project. All of the acquisition/study and any design and construction costs in addition to this amount will be paid by the county. This action would allocate \$100,000,000 from this appropriation to complete construction of this project.

\$123,400,000 total estimated project cost

\$100,000,000 state costs to be allocated: design-build (\$87,248,000 contract, \$1,274,000 A&E, \$7,478,000 other project costs, and \$4,000,000 agency retained items)

\$ 23,400,000 local costs to be allocated: \$5,847,000 performance criteria and \$17,553,000 design-build (\$765,000 contract, \$7,041,000 contingency, \$396,000 A&E, \$8,451,000 other project costs, and \$900,000 agency retained items)

CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of performance criteria.

Real Estate Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria.

Project Schedule

Approve performance criteria	January 2016
Approve proceed to bid	March 2016
Start construction	October 2016
Complete construction	September 2019

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—13

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
MONTEREY COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider:

- a) approving preliminary plans
- b) recognizing an anticipated deficit

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

Department of Corrections and Rehabilitation
Jail Project
Monterey County

Action Requested

If approved, the requested action would approve preliminary plans and recognize an anticipated deficit.

Scope Description

This project is within scope. This project will design and construct a new, approximately 135,000 square feet addition to the existing jail on approximately 2.6 acres of a greater 9± county-owned land located in the city of Salinas. The expansion will include housing and program space and provide approximately 576 beds.

This project will include eight two-tiered housing units, providing approximately 288 double-occupancy cells. The housing area will also include day rooms; control rooms; recreation yards; and program, treatment, interview, and storage space. This building will also include a support area which will provide visitation space; a central control room; a sally port; interview rooms; and training, storage, and staff support and administrative space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems; as well as an area of refuge and pathways, and all necessary appurtenances.

Funding and Project Cost Verification

This project is not within cost. Section 15820.913 of the Government Code (AB 900, Phase 2) appropriates \$854,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC).

On September 13, 2013, the Board established the scope, cost, and schedule of this project, allocating \$36,295,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance design and construction of this project. On November 14, 2013, the Board of State and Community Corrections took an action to approve an additional conditional funding award of \$43,705,000 for this project, for a new total award amount of \$80,000,000. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county.

On May 9, 2014, the Board recognized a scope change and revised project cost estimate for this project, for a total estimated project cost of \$88,900,000. Subsequent to that action, a new project cost estimate was prepared in association with the approval of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$88,968,000, which includes a potential deficit of \$68,000.

\$88,900,000	total authorized project cost
\$88,968,000	total estimated project cost
\$80,000,000	state costs allocated: \$376,000 preliminary plans, \$2,434,000 working drawings, and \$77,190,000 construction (\$65,273,000 contract, \$6,527,000 contingency, \$1,383,000 A&E, \$2,951,000 other project costs, and \$1,056,000 agency retained items)
	state costs adjustment: construction (an increase of \$62,000 contract and a decrease of \$62,000 contingency)
\$ 8,900,000	local costs allocated: \$1,328,000 acquisition/study, \$2,688,000 preliminary plans, \$2,006,000 working drawings, and \$2,878,000 construction (other project costs)
\$ 68,000	local costs increase: \$68,000 construction (contingency)

CEQA

A Notice of Determination was filed with the Monterey County Clerk on June 24, 2015, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	June 2016
Start construction	September 2016
Complete construction	November 2018

Staff Recommendation: **Approve preliminary plans and recognize an anticipated deficit.**

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

Assessor Parcel Numbers: 458-010-17U, 465-040-36U, 467-030-22U, 467-030-32U,
467-030-34U, 467-040-21U, 467-050-24U, and 467-020-50U
Authority Parcel Numbers: FB-10-0104, FB-10-0128, FB-10-0132, FB-10-0141, FB-10-0142,
FB-10-0151, FB-10-0173, and FB-10-0174

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

Consider approving a First Amendment to the Easement Acquisition Agreement for eight Union Pacific Railroad parcels.

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

If approved, the requested action would approve a First Amendment to the Easement Acquisition Agreement for eight Union Pacific Railroad parcels.

On November 6, 2012, the SPWB adopted a resolution to delegate acquisition approval for HSTS acquisitions that conform to an SPWB-approved standard contract with non-substantive changes. Due to the multiple parcels being acquired and the complexity of the Easement Acquisition Agreement (Agreement) between the Owner and the Authority, this contract falls outside of the delegation and requires SPWB approval. For similar reasons, any amendments to the Agreement also require SPWB approval at this time.

On May 20, 2015, the SPWB approved the Agreement with the Owner for the eight parcels. The Agreement provides a permanent easement to be used by the Authority. After commencement of rail operations, the Authority would have exclusive use for design, construction, testing and operations. At that time, the Owner will quitclaim any remaining rights, including fee simple, to the Authority. However, additional time is necessary for certain tasks associated with the Agreement such as the feasibility review period and completion the relocated track property deed. In addition, a section pertaining to survey and title is no longer necessary as the Authority has approved all survey and title matters pertaining to the parcels of the Agreement. For these reasons, a first amended to the Agreement is required.

Staff Recommendation: **Approve a First Amendment to the Easement Acquisition Agreement for eight Union Pacific Railroad parcels.**

ACTION ITEMS

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
PHASE I BLENDED SYSTEM – HAFLICH PROPERTY
MADERA COUNTY**
Assessor Parcel Number 036-280-009

Authority: Section 39719(b)(2) of the Health and Safety Code

Consider authorizing site selection for Assessor Parcel Number 036-280-009

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Phase I Blended System – Haflich Property
Madera County

Action Requested

If approved, the requested action would authorize site selection for Assessor Parcel Number 036-280-009.

Scope Description

This project is within scope. The Phase I Blended System will provide for a 520 mile high speed train system (HSTS) that will extend from San Francisco to Los Angeles/Anaheim. It will allow for a one-seat ride between the two cities using a combination of existing commuter/intercity rail that has been upgrade for the HSTS and dedicated HSTS rail. The subject parcel to be acquired, Assessor's Parcel Number 036-280-009 (High Speed Rail Authority Number MF-20-1035) is a residential property located approximately one mile north of the northern terminus of the First Construction Segment (FCS), a 120-mile portion of the Phase I Blended System extending from the City of Madera to the City of Shafter, just north of Bakersfield.

Funding and Cost Verification

This project is within cost. Section 39719(b)(2) of the Health and Safety Code provides 25 percent of annual cap and trade proceeds for to the High Speed Rail Authority (HSRA) development of the Phase I Blended System. For the 2015-16 fiscal year, \$500 million was allocated from the Greenhouse Gas Reduction Fund.

Background

The parcel that is the subject of this site selection is in proximity to the FCS and is part of the preferred alignment for the Merced to Fresno section. While the parcel is not needed in the short-run, the state would likely be required to acquire the property for the HSTS within the next few years. The owners are unable to sell the property on the open market in its current condition due to the loss in available well water to the site. Drilling a new well is not considered a reasonable option for the property owners due to cost.

For the Merced to Fresno section that includes the subject parcel, both the CEQA and NEPA processes were completed in 2012. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition. Should this parcel be acquired, the HSRA has set aside funds to ensure proper maintenance of the property.

Staff Recommendation: **Authorize site selection for Assessor Parcel Number 036-280-009.**

ACTION ITEMS

ACTION ITEM—3

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO AND MADERA COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

Consider authorizing site selection of 21 assessor's parcels in full or in part:

Exhibit A of Action Item 3	
Counties of Fresno and Madera	
High Speed Rail Authority Parcel Number	Assessor Parcel Number (APN)
MF-10-0024	504-140-12
MF-10-0270	504-090-49S
MF-10-0270	504-091-49S
MF-10-0266	504-105-05
MF-10-0267	504-105-08T
MF-10-0264	504-113-01S
MF-10-0272	504-140-02
MF-10-0271	504-140-13T
MF-10-0265	504-010-19U
MF-10-0007	504-130-35
MF-20-1036	035-162-023
FB-10-0550	466-205-06
FB-10-0551	466-205-18
MF-10-0274	504-010-13U
MF-10-0273	504-010-18U
FB-10-0150	467-040-20ST
FB-10-0154	467-040-24S
FB-10-0155	467-040-25
MF-10-0219	504-050-37U
MF-10-0268	504-103-10
MF-10-0210	504-091-01S

ACTION ITEMS

STAFF ANALYSIS ITEM—3

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

If approved, the requested action would authorize site selection of 21 assessor's parcels in full or in part.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts. The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 and 2015 provided an additional \$191.4 million Greenhouse Gas Reduction Fund, for acquisition of approximately 1,300 parcels and the construction of the 120-mile IOS-1.

Background

To date, the Board has site-selected approximately 1,300 parcels comprising approximately 120 miles from Madera to Shafter.

Site selection of 15 of the 21 parcels that are the subject of this action is necessary to address a December 2014 design change affecting the HSTS from just north of the San Joaquin River to South of E. Herndon Avenue. The Authority and Design-Builder conducted a value analysis and it was determined that an alternate design would result in project construction cost savings and maintenance and operations efficiencies. However, the new design is an eastward shift of the HSTS, thereby necessitating the site selection of 15 parcels. The remaining six parcels are associated with design changes to develop cul-de-sacs on Mono Street and Kern Street and roadway improvements to Tuolumne Street in the City of Fresno, and to improve the turning radius from Road 29 to a planned HSTS access road in Madera County.

For this segment, the CEQA and NEPA process was completed in 2012. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired. As is the case with this request, many of the sites selected reflect a need for road realignments and grade crossings necessary to ensure the safety of the train system.

Staff Recommendation: **Authorize site selection of 21 assessor's parcels in full and/or in part.**

ACTION ITEMS

ACTION ITEM—4

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
MADERA AND FRESNO COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

Consider authorizing site selection of 46 properties in full or in part:

Exhibit A of Action Item 4	
County of Madera	
High Speed Rail Authority Parcel Number	Property Description
MF-20-9038	High Speed Train System (HSTS) at Raymond Road, between Assessor Parcel Numbers (APN) 037-112-003 and 037-111-033
MF-20-9036	HSTS at Watson Street, adjacent to APN 035-092-001
MF-20-9035	HSTS at Avenue 15 3/4, adjacent to APN 035-092-013
MF-20-9030	Burlington Northern Santa Fe (BNSF) line and northern edge of Avenue 15 1/2, between APN 035-110-010 and Board of Equalization (BOE) parcel 804-804-20-5C-8.
MF-20-9031	BNSF line and northern edge of Avenue 15 1/2, near APN 035-110-010 and BOE parcel 804-804-20-5C-8.
MF-20-9033	HSTS at Avenue 15 1/2, adjacent to APN 035-171-001
MF-20-9034	HSTS at Road 29, adjacent to APNs 035-171-001 and 035-171-011
MF-20-9027	Avenue 15, east of the HSTS and west of BNSF line, between APNs 035-171-001 and 035-211-006
MF-20-9028	HSTS at Avenue 15, between APNs 035-211-006 and 035-171-001
MF-20-9025	HSTS at northerly half of Avenue 13, adjacent to APN 034-210-049
MF-20-9022	HSTS at northerly half of Avenue 12, adjacent to APN 047-080-001
MF-20-9021	HSTS at southerly half of Avenue 12, adjacent to APN 047-130-026
MF-20-9020	BNSF right of way through APN 047-080-001, just north of Avenue 12

Exhibit A of Action Item 4 Continued	
High Speed Rail Authority Parcel Number	Property Description
MF-20-9019	HSTS at northerly half of Avenue 11, adjacent to APN 047-130-029
MF-20-9017	Northerly half of a county road along southerly edge of Madera Irrigation District Canal, adjacent to northwest edge of APN 047-240-004
MF-20-9008	HSTS at a county road between Avenue 8 and Avenue 9, and between APNs 048-080-001 and 048-080-003
MF-20-9005	HSTS at westerly half of Road 33, adjacent to APN 048-190-014
MF-20-9004	HSTS at easterly half of Road 33, adjacent to west edge of APN 048-200-002
MF-20-9003	HSTS at Road 33, between south edge of APNs 048-200-002 and 048-200-006
MF-20-9001	HSTS at the intersection of Road 33 and Avenue 7, between APNs 048-270-009 and 048-200-006
County of Fresno	
FB-10-0839-1	HSTS at southerly half of E. Malaga Ave, adjacent to APN 330-211-05
FB-10-0840-1	Northerly half of E. American Ave., just east of BNSF line, near APN 330-211-24U
FB-10-0841-1	BNSF Line and northerly half of E. American Ave., adjacent to APN 330-211-06U
FB-10-0842-1	HSTS and northerly half of E. American Ave., adjacent to APN 330-211-13
FB-10-0843-1	Southerly half of E. American Ave., just east of BNSF line, near APN 334-040-87U
FB-10-0844-1	BNSF Line and southerly half of E. American Ave., near to APN 334-010-16U
FB-10-0845-1	Southerly half of E. American Ave., just west of BNSF line, adjacent to APN 334-010-16U
FB-10-0846-1	HSTS and southerly half of E. American Ave., adjacent to APN 334-040-80
City of Fresno	
MF-10-0796	HSTS at Bancroft Street right of way, adjacent to APNs 504-113-01 and 504-010-19U
MF-10-0280	Easterly side of N. Golden State Blvd. within the HSTS, extending from adjacent west of APN 504-106-02 to W. Herndon Ave.

Exhibit A of Action Item 4 Continued	
High Speed Rail Authority Parcel Number	Property Description
MF-10-9001	Easterly side N. Golden State Blvd. within the HSTS, adjacent to APNs 504-106-02, 504-106-04 and northern part of 504-106-05
MF-10-9002	Easterly side of N. Golden State Blvd., bordered by APNs 504-106-05 and 504-010-19U, and W. Herndon Ave.
MF-10-0780, MF-10-0284, MF-10-0282, MF-10-0283, MF-10-0765, MF-10-9010, MF-10-9003, MF-10-9004, MF-10-9006, MF-10-9020, MF-10-0766, MF-10-0767, MF-10-0768, and MF-10-0769	N. Golden State Blvd. between northern edge of intersection with W Herndon Ave. and middle of intersection with N. Cornelia Ave.
MF-10-9021	Barstow Ave., just south of intersection with N. Golden State Blvd.
MF-10-9022	Within HSTS at Barstow Ave., just south of intersection with N. Golden State Blvd.
MF-10-9023	Herndon Canal, just south of N. Golden State Blvd.
MF-10-9024	Within HSTS at N. Market Ave., just south of intersection with N. Golden State Blvd.
MF-10-9025	Within HSTS, at intersection of N. State Ave. and N. Golden State Blvd.
MF-10-9026	Within HSTS, at Cornelia Ave., just south of intersection with N. Golden State Blvd.
MF-10-0770 and MF-10-9027	N. Golden State Blvd. between the middle of intersection with N. Cornelia Ave. and southern edge of W. Shaw Ave.
MF-10-9028	Within HSTS, just south of intersection of N. Golden State Blvd. and Shaw Ave.
MF-10-0771, MF-10-9029, MF-10-9031, MF-10-9030, MF-10-0772, and MF-10-0773,	N. Golden State Blvd. from the southern edge of W. Shaw Avenue to approximately 50 feet north of W. Ashlan Ave.
MF-10-0781	Triangle between APNs 510-070-63S and 510-090-45
FB-10-0849, FB-10-0777, FB-10-0778, FB-10-0779, FB-10-0780, FB-10-0781, FB-10-0782, and FB-10-0848	N. Golden State Blvd. from approximately 1/4 mile north of W. McKinley Ave. to just north of Belmont Circle roundabout, and portion of N. Golden State Blvd. right of way adjacent to Union Pacific Railroad (UPRR) and east of Belmont Circle.

Exhibit A of Action Item 4 Continued	
High Speed Rail Authority Parcel Number	Property Description
FB-10-0850	HSTS at E. Belmont Ave. and N. Thorne Ave. intersection, and N. Thorne Ave. adjacent to northeasterly edge of APN 458-133-15T
FB-10-0806 and FB-10-9008	N. Weber Ave. near intersection with N. Thorne Ave., between APNs 450-260-08 and 450-260-03T

ACTION ITEMS

STAFF ANALYSIS ITEM—4

High Speed Rail Authority
Initial Operating Segment, Section 1
Madera and Fresno Counties

Action Requested

If approved, the requested action would authorize site selection of 46 properties in full or in part.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts. The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,300 parcels and the construction of the 120-mile IOS-1.

Background

To date, the Board has site-selected approximately 1,300 parcels comprising approximately 120 miles from Madera to Shafter.

Site selection for the 46 properties that are the subject of this action is necessary to provide the right of ways within existing roads that are needed for the project within the Counties of Madera and Fresno, and within the northern portion of the City of Fresno. In return, many of the parcels previously site selected will be used to for the development of new roads that a) replace existing roads within the alignment and b) provide grade separations to ensure that both pedestrians and vehicles can safely cross the HSTS.

For these properties, the CEQA and NEPA process was completed in either 2012 (Merced to Fresno segment) or 2014 (Fresno to Bakersfield segment). Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired.

Staff Recommendation: Authorize site selection of 46 properties in full or in part.

ACTION ITEMS

ACTION ITEM—5

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
KINGS COUNTY**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 15854 of the Government Code*

**Consider rescinding Resolution of Necessity 2015-0041 adopted on March 13, 2015
authorizing the use of eminent domain (condemnation) to acquire the following property:**

**Archer Property (Kings County)
Assessor Parcel Number: 014-390-017
Authority Parcel Numbers: FB-16-0139-1, FB-16-0139-2 and FB-16-0139-01-01**

ACTION ITEMS

STAFF ANALYSIS ITEM—5

High Speed Rail Authority
Initial Operating Segment, Section 1
Kings County

Action Requested

**If approved, the requested action would rescind Resolution of Necessity 2015-0041,
authorizing the use of eminent domain (condemnation) to acquire one property.**

On March 13, 2015, the Board adopted Resolution of Necessity 2015-0041, authorizing the use of eminent domain to acquire the Archer Property in Kings County. After the Resolution of Necessity was adopted, the High Speed Rail Authority (Authority) notified the Board that a design change was being considered in the area that encompasses the Archer property, and that the Resolution of Necessity should be rescinded at this time. The property owner was notified on July 21, 2015 of the request to rescind Resolution of Necessity 2015-0041 at today's meeting.

**Staff Recommendation: Approve the rescission of Resolution of Necessity 2015-0041,
authorizing the use of eminent domain (condemnation) to
acquire one property.**

ACTION ITEMS

ACTION ITEM—6

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
MADERA, FRESNO, KINGS, AND TULARE COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 15854 of the Government Code*

Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain to acquire the following properties:

- 1. Samran Property (Madera County)**
Authority Parcel Number: MF-20-0912-1, MF-20-0912-2 and MF-20-0912-3
Assessor Parcel Number: 047-320-010
- 2. Barnes Property (Fresno County)**
Authority Parcel Number: FB-10-0070-1
Assessor Parcel Number: 450-271-12
- 3. Headrick Property (Kings County)**
Authority Parcel Numbers: FB-16-0209-1; FB-16-0210-1, and FB-16-0210-2
Assessor Parcel Numbers: 028-050-003; 028-050-006
- 4. Yergat Property (Fresno County)**
Authority Parcel Numbers: FB-10-0297-1, FB-10-0297-2, and FB-10-0297-3
Assessor Parcel Number: 334-250-21
- 5. Poulson/Goodwin Property (Fresno County)**
Authority Parcel Numbers: FB-10-0374-1 and FB-10-0381-1
Assessor Parcel Numbers: 338-060-17S and 338-110-34S
- 6. Crowell Property (Fresno County)**
Authority Parcel Number: FB-10-0739-1
Assessor Parcel Number: 056-020-64S
- 7. Felipe 1 Property (Kings County)**
Authority Parcel Numbers: FB-16-0045-1, FB-16-0045-2, FB-16-0045-3,
FB-16-0045-4, and FB-16-0045-01-01
Assessor Parcel Number: 014-060-034
- 8. Felipe 2 Property (Kings County)**
Authority Parcel Number: FB-16-0050-1
Assessor Parcel Number: 014-060-044

9. Gomez Property (Kings County)
Authority Parcel Numbers: FB-16-0310-1, FB-16-0310-2, FB-16-0310-3,
FB-16-0310-01-01, and FB-16-0310-02-01
Assessor Parcel Number: 034-040-004

PROPERTY PULLED

10. Boyett Farms Property (Kings County)
Authority Parcel Numbers: FB-16-0331-1, FB-16-0331-2, FB-16-0331-3,
FB-16-0331-01-01; FB-16-0400-1, FB-16-0400-2, FB-16-0400-3, FB-16-0400-4,
FB-16-0400-5, and FB-16-0400-6
Assessor Parcel Numbers: 034-230-001, 034-230-003, 034-230-037, and
034-230-038
11. Clarke Property (Kings County)
Authority Parcel Numbers: FB-16-0353-1 and FB-16-0353-2
Assessor Parcel Number: 028-090-017
12. Cole Property (Tulare County)
Authority Parcel Numbers: FB-54-0657-1, FB-54-0657-2, and FB-54-0657-3
Assessor Parcel Number: 333-120-002
13. Thompson/Bisbee Property (Tulare County)
Authority Parcel Numbers: FB-54-0895-1 and FB-54-0895-2
Assessor Parcel Number: 333-102-006

ACTION ITEMS

STAFF ANALYSIS ITEM—6

High Speed Rail Authority
Initial Operating Segment, Section 1
Madera, Fresno, Kings, and Tulare Counties

Action Requested

If approved, the requested action would adopt 12 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 53.1 acres. Specifically, this action would adopt Resolutions of Necessity for properties 1-8 and 10-13. The Gomez property, property 9, has been pulled from the agenda and will not be part of your vote today.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno,

construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,300 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to Shafter.

The Property Acquisition Law, commencing with section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the properties is within the right of way for IOS-1 and was site selected at previous Board meetings. The site selections took place after an extensive environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.

Between October 2014 and April 2015, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the properties are continuing; however, in order to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required.

On July 24, 27 and 28, 2015, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Samran Property (Madera County)
Authority Parcel Number: MF-20-0912-1, MF-20-0912-2 and MF-20-0912-3
Assessor Parcel Number: 047-320-010
Partial Acquisition: 9.93 acres in fee

This property will be needed for the construction of the Avenue 10 grade separation and the HSTS between Avenue 9 and Avenue 10.

2. Barnes Property (Fresno County)
Authority Parcel Number: FB-10-0070-1
Assessor Parcel Number: 450-271-12
Full Acquisition: 0.24 acre in fee

This property will be needed for the construction of the E. Belmont Avenue grade separation.

3. Headrick Property (Kings County)
Authority Parcel Numbers: FB-16-0209-1; FB-16-0210-1, and FB-16-0210-2
Assessor Parcel Numbers: 028-050-003; 028-050-006
Partial Acquisition: 3.99 acres total [3.98 acres in fee, 0.01 acre in Temporary Construction Easement (TCE)]

This property will be needed for the construction of the HSTS between Jackson Avenue and Idaho Avenue.

4. Yergat Property (Fresno County)
Authority Parcel Numbers: FB-10-0297-1, FB-10-0297-2, and FB-10-0297-3
Assessor Parcel Number: 334-250-21
Partial Acquisition: 2.02 acres total (1.75 acres in fee, 0.27 acre in permanent easement)

This property will be needed for the construction of the HSTS between E. Morton Avenue and E. Clayton Avenue and of the E. Clayton Avenue cul-de-sac.

5. Poulson/Goodwin Property (Fresno County)
Authority Parcel Numbers: FB-10-0374-1 and FB-10-0381-1
Assessor Parcel Numbers: 338-060-17S and 338-110-34S
Partial Acquisition: 7.93 acres in fee

This property will be needed for the construction of the HSTS between E. Dinuba Avenue and E. Floral Avenue.

6. Crowell Property (Fresno County)
Authority Parcel Number: FB-10-0739-1
Assessor Parcel Number: 056-020-64S
Partial Acquisition: 0.25 acre in fee

This property will be needed for the construction of the E. Elkhorn Avenue grade separation.

7. Felipe 1 Property (Kings County)
Authority Parcel Numbers: FB-16-0045-1, FB-16-0045-2, FB-16-0045-3,
FB-16-0045-4, and FB-16-0045-01-01
Assessor Parcel Number: 014-060-034
Partial Acquisition: 10.60 acres in fee

This property will be needed for the construction of the Flint Avenue grade separation and the HSTS between Flint Avenue and Elder Avenue.

8. Felipe 2 Property (Kings County)
Authority Parcel Number: FB-16-0050-1
Assessor Parcel Number: 014-060-044
Partial Acquisition: 4.17 acres in fee

This property will be needed for the construction of the Flint Avenue grade separation.

9. Gomez Property (Kings County)
Authority Parcel Numbers: FB-16-0310-1, FB-16-0310-2, FB-16-0310-3,
FB-16-0310-01-01, and FB-16-0310-02-01
Assessor Parcel Number: 034-040-004

PROPERTY PULLED

10. Boyett Farms Property (Kings County)
Authority Parcel Numbers: FB-16-0331-1, FB-16-0331-2, FB-16-0331-3, FB-16-0331-01-01; FB-16-0400-1, FB-16-0400-2, FB-16-0400-3, FB-16-0400-4, FB-16-0400-5, and FB-16-0400-6
Assessor Parcel Numbers: 034-230-001, 034-230-003, 034-230-037, and 034-230-038
Partial Acquisition: 6.29 acres total (6.28 in fee, 0.01 acre in TCE)

This property will be needed for the construction of the HSTS between Orange Avenue and 4½ Avenue.

11. Clarke Property (Kings County)
Authority Parcel Numbers: FB-16-0353-1 and FB-16-0353-2
Assessor Parcel Number: 028-090-017
Partial Acquisition: 0.68 acre total (0.61 acre in fee, 0.07 acre in permanent easement)

This property will be needed for the construction of the roadway improvements on Jersey Avenue and Highway 43.

12. Cole Property (Tulare County)

Authority Parcel Numbers: FB-54-0657-1, FB-54-0657-2, and FB-54-0657-3

Assessor Parcel Number: 333-120-002

Partial Acquisition: 6.77 acres total (3.63 acres in fee, 3.14 acres in TCE)

This property will be needed for the construction of the HSTS between Avenue 40 and Avenue 32.

13. Thompson/Bisbee Property (Tulare County)

Authority Parcel Numbers: FB-54-0895-1 and FB-54-0895-2

Assessor Parcel Number: 333-102-006

Partial Acquisition: 0.23 acre total (<0.01 acre in fee, 0.23 acre in permanent easement)

This property will be needed for the construction of the HSTS south of Avenue 16 and west of Road 80.

Staff Recommendation: **Adopt 12 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 53.1 acres. Specifically, this action would adopt Resolutions of Necessity for properties 1-8 and 10-13.**

CLOSED SESSION

HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1

Closed Session to Confer with Legal Counsel regarding Pending Litigation

The Board will meet in closed session, pursuant to Government Code sections 11126(e)(1) and (e)(2)(a), to confer with counsel regarding pending litigation. The following cases will be discussed:

1. *The STATE OF CALIFORNIA, acting by and through the State Public Works Board vs. LOIS RACO, a surviving spouse; LOIS M. RACO, also known as Lois M. Raco, a widow; and Does One through Fifty.*
Fresno County Superior Court, Case No. 15 CE CG 00943
2. *People of the State of California v. Bluechip Investments Inc., & Bluechip Investments Inc., Bluechip Investments Inc. v. State Public Works Board et.al.*
Fresno County Superior Court Case No. 14 CD CG 03398

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.